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Building Committee Minutes 02-20-2001

REGULAR MEETING
PERMANENT TOWN BUILDING COMMITTEE
TUESDAY, FEBRUARY 20, 2001

PRESENT: John Cole, Chairman Kathleen Donovan
 William Shea, Vice Chairman Phillip Farrington
 Richard Bento Robert Juusola
 Thomas Caccavaro Martin Thrope

ABSENT: Charles Stretton

PARTICIPANTS: Richard O'Dwyer, ICON
 Dick Madonia, Project Manager
 Dan Kelly, Bonfatti Project Manager
 John Britt, Arlington Public Schools
 Paul Rittenberg, DRA
 Stefan Chaires, DRA
 Sean Fennel, Daedilus

CALL TO ORDER: 7:30 p.m.

HARDY UPDATE – R. O'DWYER/D. MADONIA

- There was a review by the committee of the six critical issues to the Hardy building schedule discussed at the last PTBC meeting.
- Kitchen redesign – Tavares Design has released the kitchen drawings and the rough work is in place.
- Electrical service – Edison has been on site and has done some preliminary work but has not furnished a date for the transformer. The issue is getting closer to resolution.
- Elevator – This issue is tied to the electrical service issue. The elevator people will not come on site until there is power.
- Lockers – Those issues have been resolved and an order will be submitted.
- Cabinet redesign – Tavares Design has finished those drawings and is ready to release those for repricing. Tavares wants to order the cabinets through Bonfatti due to time constraints.
- Fire alarm – The issue of the difference in cost has been settled. This item is included in Change Order No. 9 which is being submitted to the committee for approval this evening.
- The committee will review the window issue in the principal's office at its next meeting. At present, the windows are located too high to see out.

On a **MOTION** by Ms. Donovan and seconded by Mr. Thrope, it was VOTED to **approve Change Order No. 9 in the amount of \$310,965.00 to Bonfatti Construction**. ROLL CALL VOTE: Unanimous

- Because there was a dispute between Mr. O'Dwyer and Mr. Kelly regarding the total amount of the current pay application, it was not processed by Mr. O'Dwyer. The items in dispute included the charge for additional supervision by the project superintendent and the project manager which would come under the general conditions of the contract plus a line item for Beckwith Elevator. Mr. O'Dwyer said that the job is currently showing 64% completion. Under the general conditions, the completion is closer to 70%. Mr. O'Dwyer did not feel that the town should be paying general conditions beyond the percentage of the contract until those conditions are clarified. It was his feeling that the charge for additional supervision was more than it should be. Mr. Kelly did not see an issue because the date of substantial completion is May 1, 2001, and the hours and the amount of money specific to the contract has already passed. He said that the terms of the general conditions stipulate that they will be paid for additional time.

- The difference between Mr. O'Dwyer's calculations and Mr. Kelly's is approximately \$5,000. The decision was made by the committee to approve the pay application as presented by the architect minus the elevator item and the additional time in question and, before the next PTBC meeting, come to a decision about how the general conditions will be paid for the remaining months. A subcommittee (Messrs. Cole, Caccavaro, and Shea) will meet with Mr. Kelly next Thursday at 9:30 a.m. before the Hardy project meeting to establish what the issues are and to work to resolve those issues.

- Mr. Kelly said that he keeps hearing about other issues where Bonfatti is liable for some delays to the schedule. If that is the case, Mr. Kelly said that he would like to know what the issues are. Mr. Cole responded that the subcommittee would deal with those issues as well.

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **approve Pay Application No. 19 to Bonfatti Construction as presented by the architect in the amount of \$306,993.46 (less the elevator line item and the \$5,000 for additional supervision). (It was noted that because the elevator material is stored off site, Mr. O'Dwyer does not want to approve the elevator line item.)** ROLL CALL VOTE: Unanimous

- For the public record, the Chairman said that the level of the general contracting and subcontracting on the Hardy project has been far better than has been seen on any other public contract in this town.

PEIRCE SCHOOL UPDATE

- Mr. Juusola provided an overview of the comments of the Peirce plan review as discussed at a meeting last Friday with himself, Mr. Shea, and Sean Fennel from Daedalus. Mechanical issues were the primary focus of the review and will be addressed. Some issues required the committee's input:

- o Johnson Controls – Does not have to be proprietary item.
- o Temperature control computer panel – To be located in custodian's office with an override panel in the principal's office.
- o Steel studs – 16" on center, 20 gauge
- o Toilet partitions – remain as in the current specification – support on the floor and the wall.
- o Training sessions – add requirement that the contractor videotape all training sessions.
- o Comments from Sean Fennel (Daedalus) were noted in the Project Review submitted to the committee this evening. The Project Review denoted omissions to the specifications. Mr. Fennel also noted that the construction schedule for the Peirce was very risky. It was also their opinion that the cost estimate base of \$7.6 million was \$200,000 too low.
- o Telephone system – A node will have to be removed from Peirce and reinstalled in the new facility. Wiring and phones will be needed for every classroom, and they should be compatible with Mitel System. Ms. Donovan will check with Mr. Minervini tomorrow.
- During a discussion of the waiver request to the SBA for an increase in the allowable cost for the Peirce, the Chairman asked Daedalus to write a letter of support on Arlington's behalf. DRA will also submit a letter to the SBA.
- Contaminated soil – The architect wants to carry an amount for the removal and fill of about 100 yards (\$60/ton for additional removal). It was suggested to add a unit price for compacted fill.
- Fire Services Review – There was a review by the Fire Department (meeting with Maimone and Springer) of the 75% submission plans.
- Water line upgrade at Blossom Street to be included in the base contract.

Alternates

On a **MOTION** by Ms. Donovan and seconded, it was VOTED to **list the alternates as follows:**

1. New play structures – resilient play surface	\$135,000
Bleachers	25,000
Planting quantity scope – irrigation	122,000
Chiller	70,000
General sprucing of park – replacement chain link fence at playground	13,700

ROLL CALL VOTE: Unanimous

- The existing play structures will be removed with care and stored.
- The bid issue date is February 28th, the bid opening is April 16th.
- The Special Town Meeting is scheduled within the regular Town Meeting for the first week in May.
- The architect will provide drawings of the Peirce project for the Arlington Advocate.

APPROVAL OF MINUTES

On a **MOTION** made and seconded, it was VOTED to **approve the meeting minutes of December 12, December 19, 2000, January 16, February 6, 2001.** VOTE: Unanimous

APPROVAL OF INVOICES/APPLICATION FOR PAYMENT

On a **MOTION** by Mr. Shea and seconded by Mr. Bento, it was VOTED to **approve invoice from Tavares for the Brackett School in the amount of \$640.00.** ROLL CALL VOTE: Unanimous

On a **MOTION** by Mr. Shea and seconded, it was VOTED to **approve invoice #14397 from American Engineering and Testing for the Hardy School in the amount of \$491.00.** ROLL CALL VOTE: Unanimous

On a **MOTION** by Mr. Shea and seconded by Mr. Bento, it was VOTED to **approve invoice #000035 from Tavares for the Brackett School in the amount of \$2,085.06.**

ROLL CALL VOTE: Unanimous

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **approve invoice #000012 from DRA in the amount of \$12,375.00 for the Peirce School project (increase in percentage for construction documents – 85% complete).** ROLL CALL VOTE: Unanimous

Brackett Items

On a **MOTION** by Ms. Donovan and seconded by Mr. Bento, it was VOTED to **approve Change Order No. 13R to T. R. White Construction (as agreed to clear up punch list items) in the amount of \$8,455.00.** ROLL CALL VOTE: Unanimous

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **approve Application for Payment No. 25 to T. R. White Construction which incorporates Change Order No. 13R plus other miscellaneous work in the amount of \$21,108.00.** ROLL CALL VOTE: Unanimous

On a **MOTION** made and seconded, it was VOTED to **approve Construction Change Directive No. 43 to T. R. White Construction which covers remedial work on the noise issue which is currently underway, not to exceed \$37,000.00.** ROLL CALL VOTE: Unanimous
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FINAL DISCUSSION

- Mr. Cole will meet with the Board of Selectmen on March 5th and with the Finance Committee on March 7th for a global financial update. Mr. Shea will update the most recent set of figures.
- Through his association with the Arlington Climate Wise Committee, Mr. Bento will accept three invitations to a green buildings three-day conference at Tufts – March 21st through March 24th. Mr. Bento will serve as the PTBC liaison to that committee.

ADJOURNMENT

The meeting adjourned at 10:15 p.m.

Respectfully submitted,

Marie Carroll